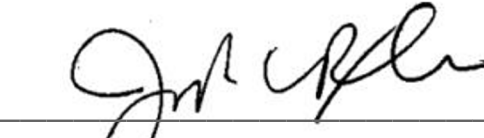


# GREENLEAF APARTMENTS DEVELOPMENT PLAN

**City Plan Commission**  
**Approved Subject to Conditions**  
 of Case No. CD-CPC-2023-00047 On 05-02-2023  
 CD-CPC-2023-00048



Joseph Rexwinkle, AICP  
 Secretary of the Commission

REVISIONS:

NO.	DATE
ORIGINAL	03/24/2023
REVISION 1	04/17/2023

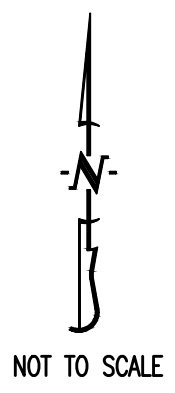
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

**PRELIMINARY**  
 (NOT FOR CONSTRUCTION)

KYLE R. MILLER  
 MO LICENSE 20070903

PREPARED BY:  
**CROCKETT**  
 ENGINEERING & CONSULTANTS, LLC  
 1000 W. MISSOURI AVE., SUITE 600  
 COLUMBIA, MISSOURI 65203  
 (314) 447-0292  
 www.crockettengineering.com  
 Missouri Certificate of Authority #2003031501

**VICINITY MAP**



**GENERAL NOTES:**

ALL STREET & STORM CONSTRUCTION TO BE IN ACCORDANCE WITH "CITY OF KANSAS CITY STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS" (CURRENT EDITION).

ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KANSAS CITY STANDARD SANITARY SEWER SPECIFICATIONS. (CURRENT EDITION)

CONTRACTOR WILL BE RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF TRAFFIC CONTROL DEVICES NECESSARY TO COMPLETE THEIR PORTION OF WORK. THE DEVICES AND METHODS EMPLOYED WILL COMPLY WITH THE CURRENT VERSION OF THE MANUAL ON UNIFIED TRAFFIC CONTROL DEVICES.

TRACT I OF THIS DEVELOPMENT CONTAINS APPROXIMATELY 0.72 ACRES. TRACTS II AND III OF THIS DEVELOPMENT CONTAINS APPROXIMATELY 5.12 ACRES.

THIS TRACT IS CURRENTLY ZONED R-1.5 AND IS TO BE REZONED TO R-0.75.

EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO ANY EXCAVATION.

ALL EXCAVATION TO BE IN ACCORDANCE WITH SECTIONS 319.010-319.050, REVISED STATUTES OF THE STATE OF MISSOURI. SUCH COMPLIANCE SHALL NOT, HOWEVER, EXCUSE ANY PERSON MAKING ANY EXCAVATION FROM DOING SO IN A CAREFUL AND PRUDENT MANNER, NOR SHALL IT EXCUSE SUCH PERSON FROM LIABILITY FOR ANY DAMAGE OR INJURY TO UNDERGROUND UTILITIES RESULTING FROM THE EXCAVATION.

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS BEEN PERFORMED BY PARTNERS ESI. REFER TO REPORT #23-397323.1 DATED 2-28-23. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL WORK PRIOR TO ANY CONSTRUCTION. REFER TO GEOTECH REPORT PRIOR TO ANY CONSTRUCTION OR EXCAVATION ACTIVITY.

ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF KANSAS CITY CODE OF ORDINANCES.

ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MOONR CLEAN WATER COMMISSION.

ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE FINE GRADED, SEEDED, AND MULCHED.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM ONCE THE SITE IS STABILIZED.

ALL SERVICE LATERALS SHALL BE INSTALLED AT 1.0% (MIN.) GRADE.

ALL STORM SEWER PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DETAIL FOR PIPE BEDDING REQUIREMENTS.

CONTRACTOR SHALL NOTIFY ADJOINING PROPERTY OWNERS IN WRITING 30 DAYS PRIOR TO CONSTRUCTION BEGINNING.

TOTAL DISTURBED AREA ON SITE = 0.50 AC.

MISSOURI DNR LAND DISTURBANCE PERMIT NOT REQUIRED.

**REVISION KEY**

REV #	DATE	COMMENTS	1	2	3	4	5	6	7	8
---	03-24-2023	ORIGINAL SUBMITTAL	X	X	X	X			X	X
I	04-17-2023	UPDATE FOR CITY COMMENTS	X	X	X	X	X			

**SHEET INDEX:**

- C-0: COVER SHEET
- C-1: SITE/UTILITY PLAN
- C-2: GRADING PLAN
- C-3: FENCING PLAN
- C-4: PEDESTRIAN CONNECTIVITY PLAN
- L-1: LANDSCAPING PLAN
- A-1: ARCHITECT ELEVATIONS: DUMPSTER ENCLOSURE, COMMUNITY BUILDING, AND TYP. RES. BUILDING IMPROVEMENT

**LEGAL DESCRIPTION**

**TRACT I:**  
 ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF 11TH STREET AND HARDESTY AVENUE AS SAID STREETS ARE NOW ESTABLISHED, SAID CORNER BEING 30 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 6, BLOCK 3, WESTMINSTER, A SUBDIVISION OF RECORD, THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 11TH STREET FOR 92.21 FEET, THENCE SOUTH 00 DEGREES 11 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF LOTS 6 AND 7 FOR 341.71 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST FOR 92.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF HARDESTY AVENUE, THENCE NORTH 00 DEGREES 11 MINUTES 30 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE FOR 341.73 FEET TO THE POINT OF BEGINNING.

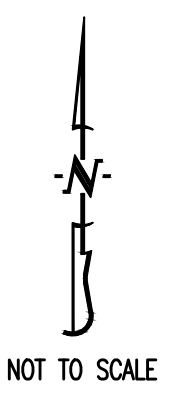
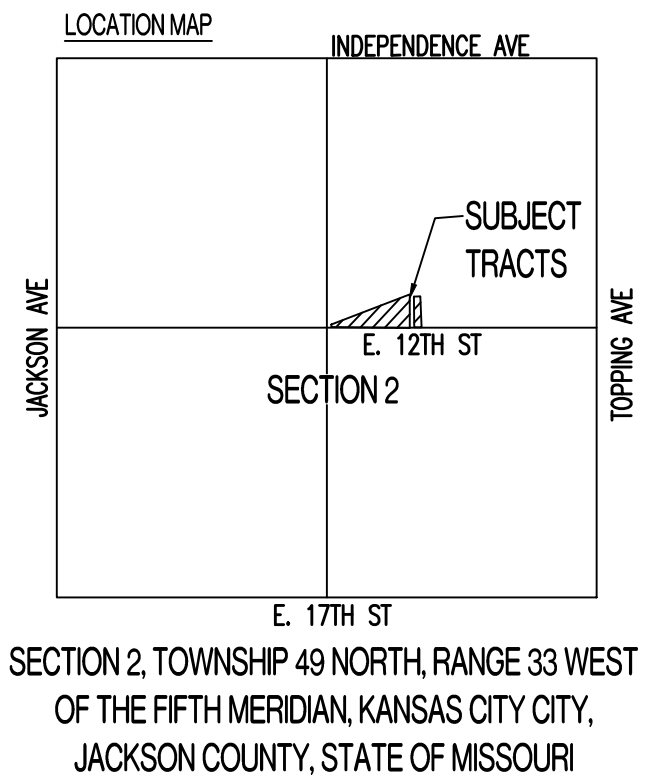
**TRACT II & III:**  
 ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF 12TH STREET AND HARDESTY AVENUE AS SAID STREETS ARE NOW ESTABLISHED, SAID CORNER BEING 30 FEET WEST AND 35 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION, THENCE SOUTH 89 DEGREES 59 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF SAID 12TH STREET, FOR 1,005.48 FEET TO THE RIGHT-OF-WAY LINE OF WINNER ROAD AS FILED AUGUST 24, 1944, ORDINANCE NO. 4215, BOOK B-3746, PAGE 436, DOCUMENT NO. A-772617, THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS WEST FOR 30.00 FEET, THENCE NORTH 69 DEGREES 01 MINUTES 09 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 1,011.66 FEET, THENCE NORTH 89 DEGREES 40 MINUTES 23 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 59.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARDESTY AVENUE, THENCE SOUTH 00 DEGREES 11 MINUTES 30 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 392.47 FEET TO THE POINT OF BEGINNING.

**DEEDED DESCRIPTION FROM SURVEY, ALSO DESCRIBED AS:**

**TRACT I:**  
 LOT 6 AND THE NORTH 143 FEET OF LOT 7, BLOCK 3, WESTMINSTER, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

**TRACT II:**  
 ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF 12TH STREET AND HARDESTY AVENUE AS SAID STREETS ARE NOW ESTABLISHED, SAID CORNER BEING 30 FEET WEST AND 35 FEET NORTH OF THE SOUTHEAST CORNER OF 1/4 SECTION AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID 12TH STREET, A DISTANCE OF 819.78 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO WHITE EAGLE OIL CORPORATION BY WARRANTY DEED DATED JANUARY 14, 1931 IN BOOK B-3009 AT PAGE 479, FILED APRIL 3, 1931 AS DOCUMENT NO. A-468645, SAID POINT BEING 466.42 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID 1/4 SECTION, THENCE NORTH ALONG THE EAST LINE OF SAID WHITE EAGLE OIL CORPORATION TRACT AND ITS NORTHERLY PROLONGATION, BEING A LINE PARALLEL WIDE THE WEST LINE OF SAID 1/4 SECTION, A DISTANCE OF 101.06 FEET, MORE OR LESS, TO A POINT IN THE SOUTHEASTERLY LINE OF WINNER ROAD, AS ESTABLISHED BY ORDINANCE NO. 4215, EFFECTIVE JUNE 4, 1936, AND DESCRIBED IN BOOK B-3746 AT PAGE 436, FILED AUGUST 24, 1944, AS DOCUMENT NO. A-772617, THENCE NORTHEASTERLY AND EASTERLY ALONG SAID SOUTHEASTERLY LINE OF WINNER ROAD, A DISTANCE OF 885.14 FEET, MORE OR LESS, TO THE WEST LINE OF HARDESTY AVENUE, THENCE SOUTH ALONG SAID WEST LINE OF HARDESTY AVENUE A DISTANCE OF 392.47 FEET TO THE POINT OF BEGINNING.

**TRACT III:**  
 PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 49, RANGE 33 DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF 12TH STREET AT A POINT 819.78 FEET WEST OF THE WEST LINE OF HARDESTY AVENUE, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 101.06 FEET, MORE OR LESS, TO THE SOUTH LINE OF WINNER ROAD, THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE 196.22 FEET, THENCE SOUTH TO THE NORTH LINE OF 12TH STREET, THENCE EAST 194.54 FEET TO THE POINT OF BEGINNING, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.



**LEGEND OF SYMBOLS:**

=====	EXISTING CURB	FF=XXXX	FINISHED FLOOR OF STRUCTURE
-----	PROPOSED CURB	XXXX.XX TC	PROPOSED TOP OF CURB ELEVATION
XXXXXX	RIP RAP	XXXX.XX TP	PROPOSED TOP OF PAVEMENT ELEVATION
□	EXISTING STRUCTURE	XXXX.XX FG	PROPOSED FINISHED GRADE ELEVATION
~~~~~	EXISTING TREELINE	XXXX.XX TW	PROPOSED TOP OF WALL
~~~~~	PROPOSED TREELINE	XX	LOT NUMBER
○	EDGE OF WATERWAY	X	STORM SEWER STRUCTURE LABEL
---W---	EXISTING WATERLINE	X	SANITARY SEWER STRUCTURE LABEL
---W---	PROPOSED WATERLINE	HP.	HIGH POINT
---G---	EXISTING GAS LINE	LP.	LOW POINT
---G---	PROPOSED GAS LINE	○	EXISTING SIGNS
---UT---	EXISTING UNDERGROUND TELEPHONE	⊗	EXISTING POWER POLE
---UTV---	EXISTING UNDERGROUND CABLE TELEVISION	⊗	EXISTING GAS VALVE
---HVE---	EXISTING HIGH VOLTAGE ELECTRIC	⊗	EXISTING WATER VALVE
---OE---	EXISTING OVERHEAD ELECTRIC	⊗	EXISTING GAS METER
---UE---	EXISTING UNDERGROUND ELECTRIC	⊗	EXISTING WATER METER
---OEV---	EXISTING OVERHEAD ELEC. & TV	⊗	EXISTING FIRE HYDRANT
---OEVTV---	EXISTING OVERHEAD ELEC., TV & TELE.	●	MANHOLE
---S---	EXISTING SANITARY SEWER	--->	EXISTING SANITARY SEWER LATERAL
---S---	PROPOSED SANITARY SEWER	--->	PROPOSED SANITARY SEWER LATERAL
.....XXX.....	EXISTING MINOR CONTOUR	○	PROPOSED TRACER WIRE TEST STATION BOX
---XXX---	EXISTING MAJOR CONTOUR	AC	EXISTING AIR CONDITIONER
---XXX---	PROPOSED MINOR CONTOUR	□	EXISTING TELEPHONE PEDESTAL
---XXX---	PROPOSED MAJOR CONTOUR	□	EXISTING ELECTRICAL TRANSFORMER
	100 YEAR FLOOD PLAN	□	EXISTING ELECTRIC METER
	FLOODWAY	⊗	EXISTING LIGHT POLE
		→	EXISTING GUY WIRE

**OWNER:**  
 GREENLEAF PRESERVATION LP  
 3475 PIEDMONT ROAD NE, SUITE  
 1525, ATLANTA, GA 30305

**FLOOD PLAIN STATEMENT:**

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER THE CITY OF KANSAS CITY FIRM MAP #2909500257G DATED 1/20/2017.

**UTILITY COMPANIES:**

- LOCATES:**  
 MISSOURI ONE CALL INC.  
 1022 B NORTHEAST DRIVE  
 JEFFERSON CITY, MO 64109  
 1-800-344-7483
- WATER:**  
 KANSAS CITY WATER  
 4800 EAST 63RD STREET  
 KANSAS CITY, MO 64130  
 816-513-1313
- TELEPHONE:**  
 AT&T, INC.  
 500 E. 8TH STREET, ROOM 1324  
 KANSAS CITY, MO 64106  
 800-403-3302
- SANITARY SEWER:**  
 CITY OF KANSAS CITY  
 PUBLIC WORKS-SEWER DEPARTMENT  
 414 E. 12TH STREET  
 KANSAS CITY, MO 64106  
 816-513-1313
- NATURAL GAS:**  
 MISSOURI GAS ENERGY  
 7500 E. 35TH STREET  
 KANSAS CITY, MO 64129  
 816-472-3491
- ELECTRIC:**  
 EVERGY, INC.  
 P.O. BOX 4178679  
 KANSAS CITY, MO 64141  
 888-471-5275
- CABLE TELEVISION:**  
 AT&T, INC.  
 500 E. 8TH STREET, ROOM 1324  
 KANSAS CITY, MO 64106  
 800-403-3302

OWNER:  
 GREENLEAF PRESERVATION LP  
 3475 PIEDMONT ROAD NE, SUITE 1525  
 ATLANTA, GA 30305

**GREENLEAF APARTMENTS**  
 DEVELOPMENT PLAN  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

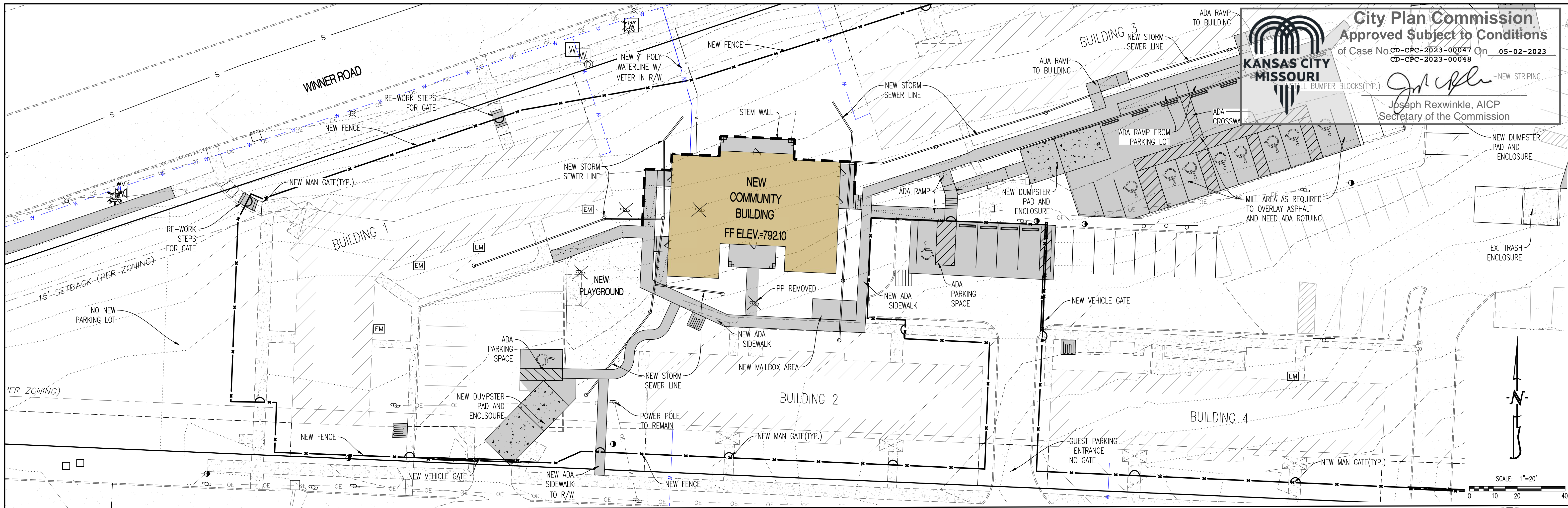
COVER SHEET

DESIGNED: KRM

DRAWN: KRM

PROJECT NO: 230020

SHEET:  
 C-0



REVISIONS:

NO.	DATE
ORIGINAL	03/24/2023
REVISION 1	04/17/2023

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**PRELIMINARY**  
(NOT FOR CONSTRUCTION)

KYLER MILLER  
MO LICENSE-20070803

PREPARED BY:  
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COLUMBIA, MISSOURI 65203  
(314) 447-0292  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority #2008031501

OWNER:  
GREENLEAF PRESERVATION LP  
3475 PIEDMONT ROAD, SUITE 502A  
ATLANTA, GA 30306

**SITE DATA TABLE:**

ZONING REZONING REQUEST	CURRENT - R-1.5 PROPOSED - R-0.75
TOTAL LAND AREA:	TRACT I = 31,514 SQ FT OR 0.723 AC. TRACT II & III = 22,321 SQ FT OR 5.119 AC.
RIGHT OF WAY DEDICATION:	NONE
CURRENT AND PROPOSED USAGE:	MULTI-FAMILY RESIDENTIAL
HEIGHT ABOVE GRADE OF BUILDINGS	MULTI-FAMILY RESIDENTIAL
COMMUNITY BUILDING FLOOR AREA:	2,433 SQ. FT.
EX. BLDG FOOTPRINT AREA FOR TRACT I & II:	54,450 SQ. FT.
EX. IMPERVIOUS AREA FOR TRACT I & II:	2.75 ACRES
RESIDENTIAL DENSITY	32 UNITS / 0.723 AC. = 44.26 UNITS/ACRE 163 UNITS / 5.119 AC. = 31.8 UNITS/ACRE

**SITE DATA TABLE:**

	R1.5 ZONE CURRENT (FT)	R0.75 ZONE PROPOSED (FT)
REAR SETBACK:	25	25
FRONT SETBACK:	20	20
SIDEYARD SETBACK:	8	8
SIDEYARD SETBACK ABUTTING STREET:	15	15
BUILDING HEIGHT	45	45

**PARKING DATA TABLE:**

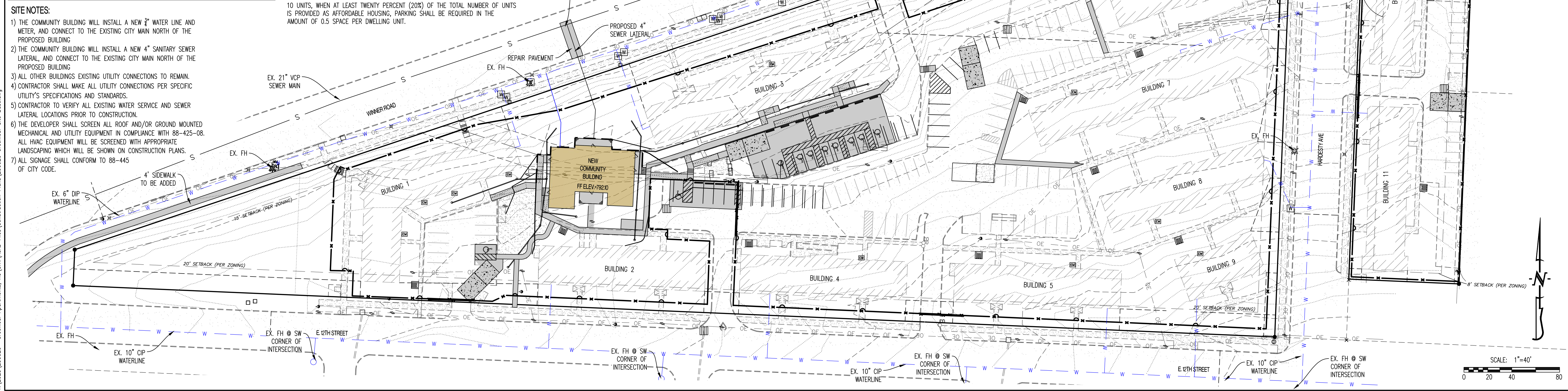
	VEHICLE SPACES	BIKE SPACES
REQUIRED:	1 SPACES/UNIT	1 SP./3 UNIT OR 65 SPACES
PROPOSED:	0.56 SPACE/UNIT	70 SPACES AT 10 RACKS

PARKING EXEMPTION  
88-420-04-M. AFFORDABLE HOUSING FOR A MULTI-UNIT BUILDING WITH MORE THAN 10 UNITS, WHEN AT LEAST TWENTY PERCENT (20%) OF THE TOTAL NUMBER OF UNITS IS PROVIDED AS AFFORDABLE HOUSING, PARKING SHALL BE REQUIRED IN THE AMOUNT OF 0.5 SPACE PER DWELLING UNIT.

**BUILDING DATA TABLE:**

BLDG. 1	FRONT - 33'2" (3 STORIES) & 24'1" (2 STORIES)	REAR - 24'1"
BLDG. 4	FRONT - 24'1"	REAR - 29'5"
BLDG. 9	FRONT - 22'7"	REAR - 28'2"
BLDG. 2 & 5	FRONT - 24'1"	REAR - 27'1" & 28'6"
BLDG. 3 & 7	FRONT - 24'1"	REAR - 28'8"
BLDG. 6 & 8	FRONT - 24'1"	REAR - 24'1"
BLDG. 10 & 11	FRONT - 24'1"	REAR - 24'1"
COMMUNITY BLDG.	FRONT - 19' 1/2"	REAR - 19' 1/2"

**FIRE NOTE:**  
SECURITY GATES WHICH SPAN ACROSS A FIRE ACCESS ROAD WILL PROVIDE A MEANS FOR EMERGENCY OPERATION. ELECTRIC GATES WILL BE INSTALLED WITH A SIREN SENSOR DEVICE TYPICALLY REFERRED TO AS A "HELP GATE".



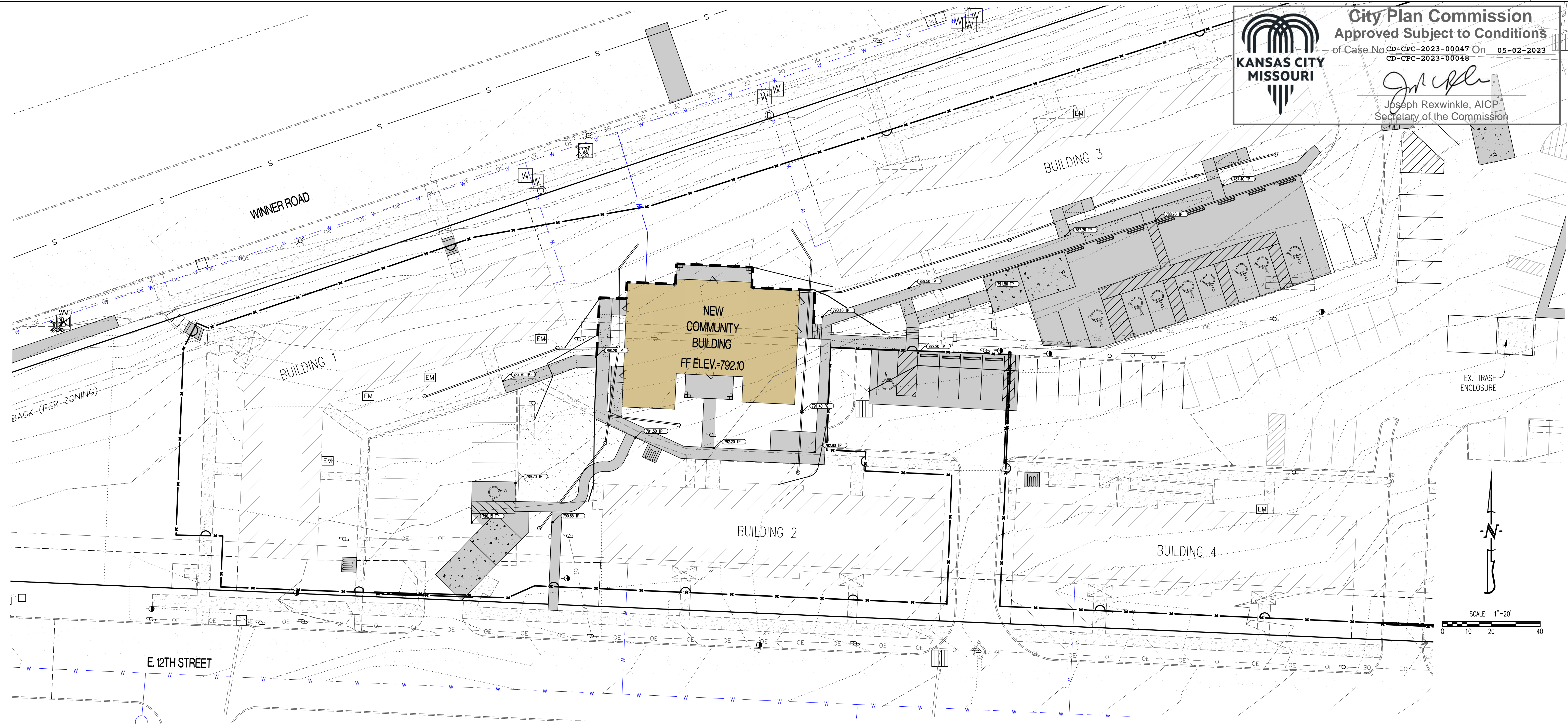
- SITE NOTES:**
- 1) THE COMMUNITY BUILDING WILL INSTALL A NEW 2" WATER LINE AND METER, AND CONNECT TO THE EXISTING CITY MAIN NORTH OF THE PROPOSED BUILDING
  - 2) THE COMMUNITY BUILDING WILL INSTALL A NEW 4" SANITARY SEWER LATERAL, AND CONNECT TO THE EXISTING CITY MAIN NORTH OF THE PROPOSED BUILDING
  - 3) ALL OTHER BUILDINGS EXISTING UTILITY CONNECTIONS TO REMAIN.
  - 4) CONTRACTOR SHALL MAKE ALL UTILITY CONNECTIONS PER SPECIFIC UTILITY'S SPECIFICATIONS AND STANDARDS.
  - 5) CONTRACTOR TO VERIFY ALL EXISTING WATER SERVICE AND SEWER LATERAL LOCATIONS PRIOR TO CONSTRUCTION.
  - 6) THE DEVELOPER SHALL SCREEN ALL ROOF AND/OR GROUND MOUNTED MECHANICAL AND UTILITY EQUIPMENT IN COMPLIANCE WITH 88-425-08. ALL HVAC EQUIPMENT WILL BE SCREENED WITH APPROPRIATE LANDSCAPING WHICH WILL BE SHOWN ON CONSTRUCTION PLANS.
  - 7) ALL SIGNAGE SHALL CONFORM TO 88-445 OF CITY CODE.

**GREENLEAF APARTMENTS**  
DEVELOPMENT PLAN  
KANSAS CITY, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:  
SITE/ UTILITY PLAN

DESIGNED: KRM  
DRAWN: KRM  
PROJECT NO: 230020  
SHEET:  
C-1

Y:\2023\230020 - Greenleaf Apartments, KC\Civil\CAD Files\Construction Plans\230020 Greenleaf Site Base.dwg



**City Plan Commission**  
**Approved Subject to Conditions**  
 of Case No. CD-CPC-2023-00047 On 05-02-2023  
 CD-CPC-2023-00048

**KANSAS CITY MISSOURI**

Joseph Rexwinkle, AICP  
 Secretary of the Commission

REVISIONS:

NO.	DATE
ORIGINAL	03/24/2023
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 Missouri Certificate of Authority #000015101

OWNER:  
 GREENLEAF PRESERVATION LP  
 3475 PIEDMONT ROAD, SUITE 5026  
 ATLANTA, GA 30306

**GREENLEAF APARTMENTS**  
 DEVELOPMENT PLAN  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:  
 GRADING PLAN

DESIGNED: KRM  
 DRAWN: KRM  
 PROJECT NO: 230020  
 SHEET:  
 C-2

Y:\2023\230020- Greenleaf Apartments- KC\Civil\MOAD Files\Construction Plans\230020 Greenleaf Site Base.dwg

**GENERAL NOTES:**

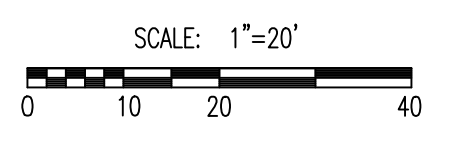
- THIS PROJECT IS CLASSIFIED AS A REDEVELOPMENT/RENOVATION PROJECT FROM THE EXISTING GREENLEAF APARTMENTS.
- THIS PROPERTY IS REQUESTING A REZONING FROM R-1.5 TO R-0.75
- DETENTION IS NOT REQUIRED FOR THIS DEVELOPMENT AS NEED IMPERVIOUS AREA IS LESS THAN 5,000 SQ. FT.
- ONLY GRADING TO OCCUR AROUND NEW COMMUNITY BUILDING. ALL OTHER WORK IS REMOVE AND REPLACE EXISTING PAVEMENT AS NEEDED TO MEET ADA.
- PARKING LOT TO BE MILLED AND INSTALL A 2" OVERLAY.

**NEW PAVEMENT NOTES FOR ADA PATHWAYS:**

- SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE STALLS AND LANDINGS SHALL NOT EXCEED 1:50.
- SLOPE OF ALL ADA RAMPS NOT TO EXCEED 1:50 CROSS SLOPE OR 1:12 LONGITUDINALLY.
- ALL SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 1:50 CROSS SLOPE AND 1:20 LONGITUDINALLY.
- ALL DOORWAY LANDINGS AND TURNING LOCATIONS ON SIDEWALKS SHALL HAVE A 5'X5' AREA THAT SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS

**LEGEND OF SYMBOLS:**

- XXX--- EXISTING MINOR CONTOUR
- - -XXX- - - EXISTING MAJOR CONTOUR
- XXX--- PROPOSED MINOR CONTOUR
- XXX--- PROPOSED MAJOR CONTOUR
- FF=XXXX FINISHED FLOOR OF STRUCTURE
- BF=XXXX FINISHED FLOOR OF BASEMENT
- (XXX.XX TC) PROPOSED TOP OF CURB ELEVATION  
TC = (TP+6") UNLESS NOTED OTHERWISE
- (XXX.XX TP) PROPOSED TOP OF PAVEMENT ELEVATION
- (XXX.XX FG) PROPOSED FINISHED GRADE ELEVATION
- (XXX.XX FF) PROPOSED FINISHED FLOOR AT DOOR
- (XXX.XX TW) PROPOSED FINISHED GRADE AT TOP OF WALL
- BUILDING STEM WALL
- PROPOSED STORM SEWER SYSTEM





**City Plan Commission**  
**Approved Subject to Conditions**  
 of Case No. CD-CPC-2023-00047 On 05-02-2023  
 CD-CPC-2023-00048  
  
 Joseph Rexwinkle, AICP  
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KYLER MILLER  
 MO LICENSE 20109003

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OWNER:  
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 3475 PIEDMONT ROAD, SUITE 5026  
 ATLANTA, GA 30306

**GREENLEAF APARTMENTS**  
 DEVELOPMENT PLAN  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:  
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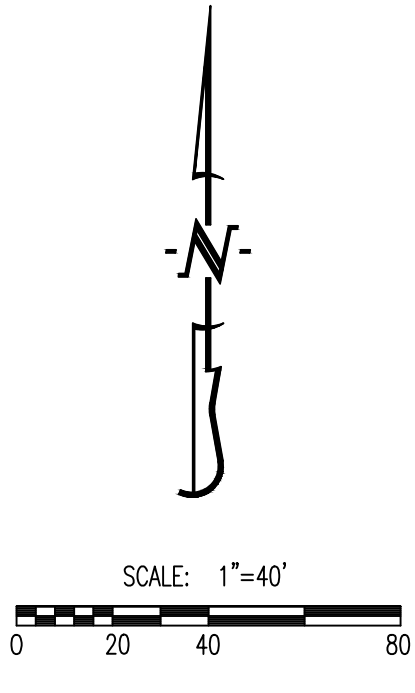
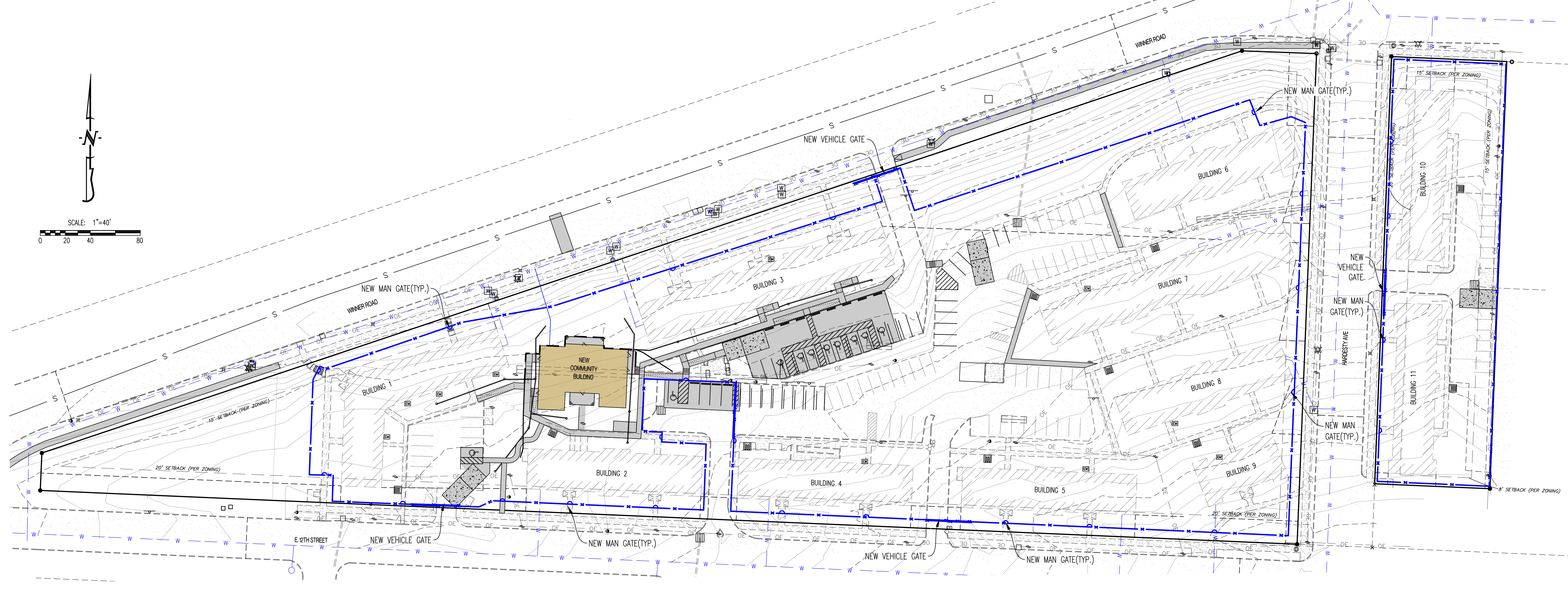
DESIGNED: KRM  
 DRAWN: KRM  
 PROJECT NO: 230020  
 SHEET:  
 C-3

<p><b>HEIGHTS</b></p>	<p><b>GATE TYPES</b></p>
<p><b>PANELS</b></p> <p>3-RAIL PANELS Available in 3' to 6' heights</p> <p>2-RAIL PANELS Available in 3' to 5' heights</p> <p><b>BOTTOM OPTION</b></p> <p>STANDARD BOTTOM RAIL</p> <p>FLUSH BOTTOM RAIL</p> <p><b>PICKET SPACING</b></p> <p>4" GAP Standard</p> <p>3" GAP Not available in 2-rail Classic</p> <p><b>MONTAGE CLASSIC</b> 7</p>	<p><b>STYLES</b></p> <p>CLASSIC<sup>™</sup> MAJESTIC<sup>™</sup> GENESIS<sup>™</sup> WARRIOR<sup>™</sup> CRESCENT<sup>™</sup></p> <p><b>MONTAGE GATE SYSTEMS</b> 19</p>



**FENCE NOTES:**

- 1) 25 PROPOSED 4' WIDE MAN GATES
- 2) 5 PROPOSED 20' LONG VEHICLE GATES
- 3) PROPOSED 6' TALL, 3 RAIL PANEL CLASSIC MONTAGE AMERISTAR FENCING TO SURROUND THE PROPERTY AND FULLY ENCLOSURE EACH LOT. ANTI-CLIMB, COLOR BLACK.





**City Plan Commission**  
**Approved Subject to Conditions**  
 of Case No. CD-CPC-2023-00047 On 05-02-2023  
 CD-CPC-2023-00048

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

REVISIONS:

NO.	DATE
ORIGINAL	03/24/2023
REVISION 1	04/17/2023

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

**PRELIMINARY**  
 (NOT FOR CONSTRUCTION)

KYLER MILLER  
 MO LICENSE 20070803

PREPARED BY:  
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 ENGINEERING & ARCHITECTS  
 1010 W. MISSOURI ST., SUITE 200  
 COLUMBIA, MISSOURI 65203  
 (314) 447-0292  
 www.crocketteng.com  
 Crockett Engineering Consultants, LLC  
 Missouri Certificate of Authority  
 #0000131501

OWNER:  
 GREENLEAF PRESERVATION LP  
 3475 PIEDMONT ROAD, SUITE 5026  
 ATLANTA, GA 30306

**GREENLEAF APARTMENTS**  
 DEVELOPMENT PLAN  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:  
 PEDESTRIAN  
 CONNECTIVITY PLAN

DESIGNED: KRM  
 DRAWN: KRM  
 PROJECT NO: 230020  
 SHEET:  
 C-4

--- ACCESSIBLE ROUTE

--- PEDESTRIAN WALKWAY

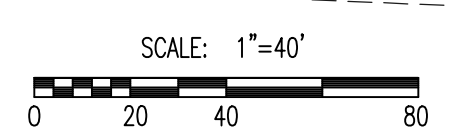
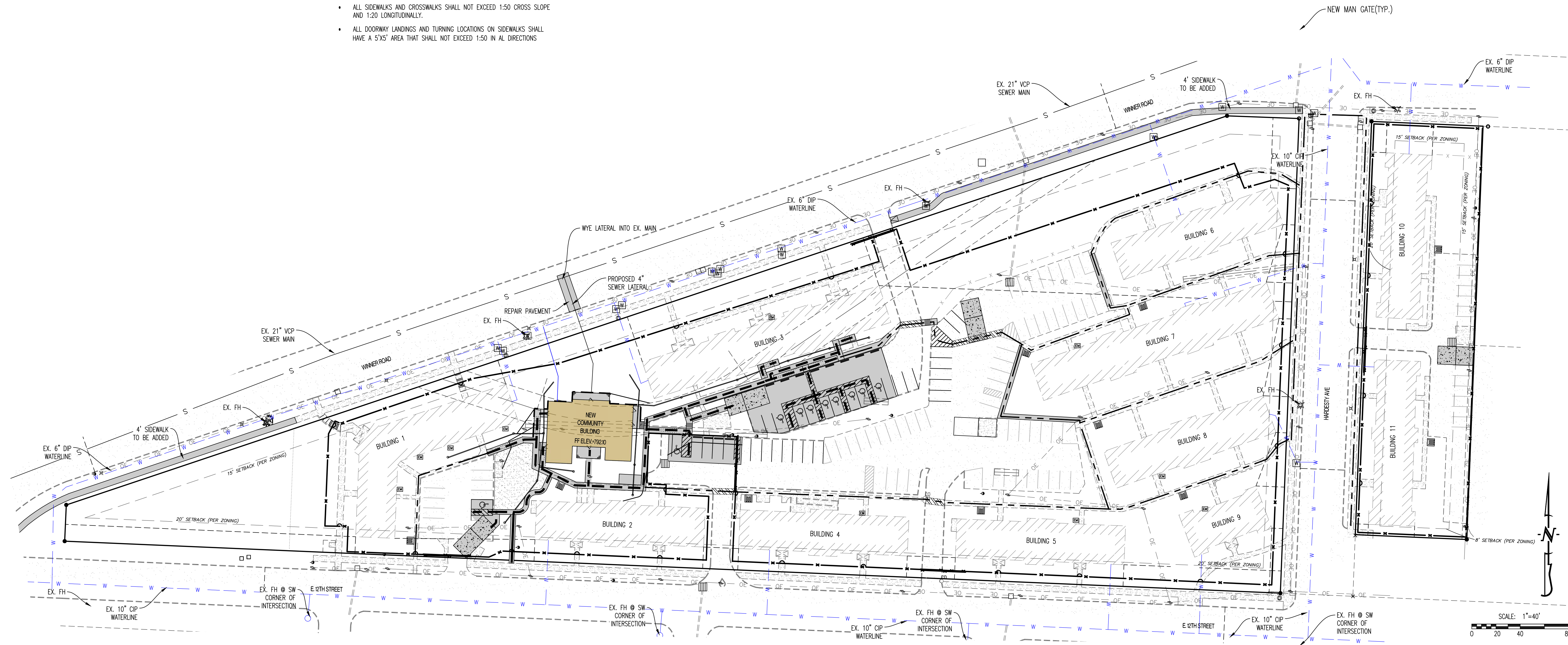
ADA ACCESSIBLE AREA (GRADE PAVEMENT ACCORDINGLY)

NOTES:

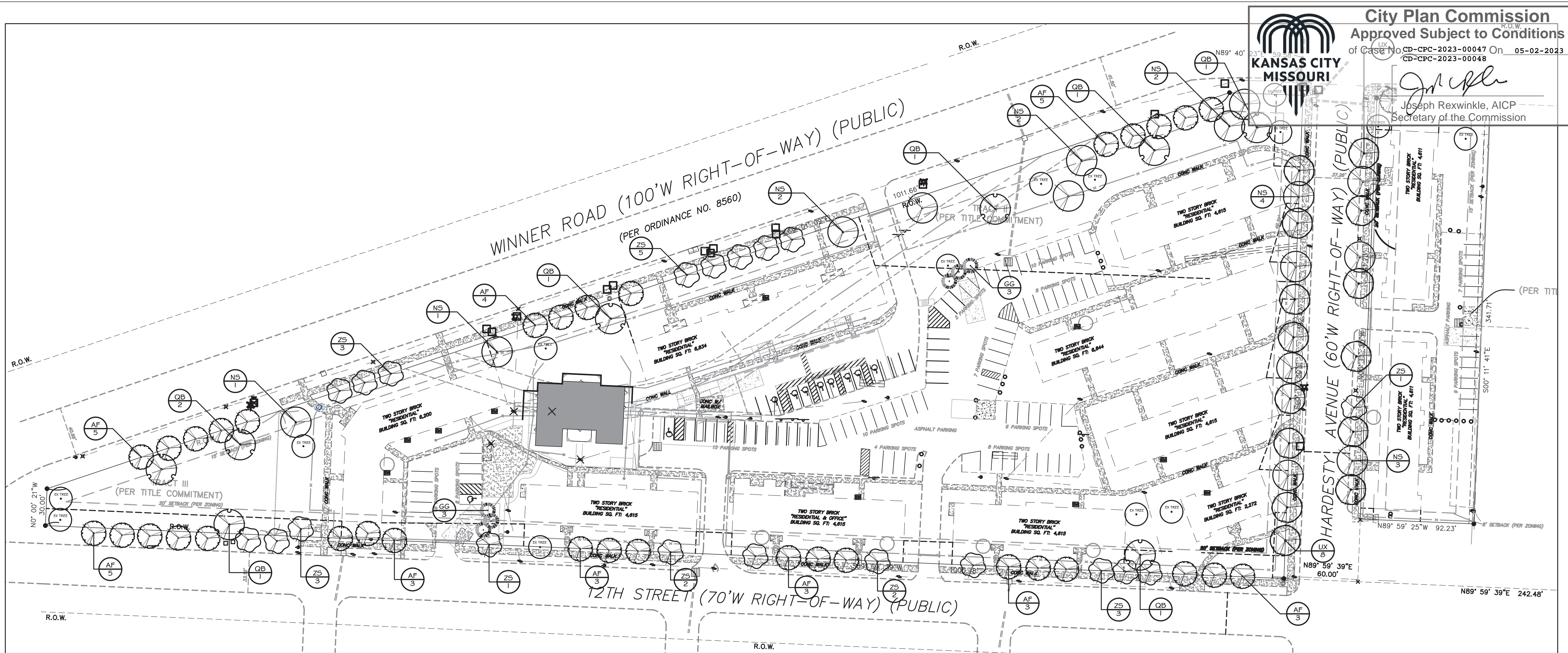
- ALL PAVEMENT WITH THE DASHED LINE TO BE INSTALLED TO MEET ADA COMPLIANCE.
- SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE STALLS AND LANDINGS SHALL NOT EXCEED 1:50. REFER TO DETAILS ON CE 13.
- SLOPE OF ALL ADA RAMPS NOT TO EXCEED 1:50 CROSS SLOPE OR 1:12 LONGITUDINALLY.
- ALL SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 1:50 CROSS SLOPE AND 1:20 LONGITUDINALLY.
- ALL DOORWAY LANDINGS AND TURNING LOCATIONS ON SIDEWALKS SHALL HAVE A 5'x5' AREA THAT SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS.

- LINE TYPE SHOWS FULL SIDEWALK PATH FOR RESIDENTS. NEW SIDEWALK AND CROSSWALKS TO BE CONSTRUCTED TO IMPROVE CONNECTIVITY. THE SITE HAS FULL INTERNAL CONNECTIVITY WITH ALL UNITS TO ALL FEATURES OF THE SITE USING A SIDEWALK. LOT ON EAST SIDE OF HARDESTY AVE. WILL UTILIZE EXISTING CROSSWALK AND STOP LIGHT.

- NEW CROSSWALKS AND SITE SIDEWALKS TO BE ADDED TO HELP WITH PEDESTRIAN CONNECTIVITY.



Y:\2023\230020-Greenleaf Apartments\_KC\Civil\MCAD Files\Construction Plans\230020 Greenleaf\_Site Base.dwg



**City Plan Commission**  
 Approved Subject to Conditions  
 of Case No. CD-CPC-2023-00047 On 05-02-2023  
 CD-CPC-2023-00048

Joseph Rexwinkle, AICP  
 Secretary of the Commission

REVISIONS:

NO.	DATE
ORIGINAL	03/24/2023

THIS SHEET HAS BEEN SEaled, SEALED AND SAVED ELECTRONICALLY

STATE OF MISSOURI  
 CHAD D. WEINAND  
 LANDSCAPE ARCHITECT  
 LICENSE NO. 0000705

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 (816) 447-0282  
 www.grockettengineering.com  
 Grockett Engineering Consultants, LLC  
 Missouri #2006151301

OWNER:  
 MRK PARTNERS  
 5230 PACIFIC CONCOURSE DR.,  
 SUITE 350  
 LOS ANGELES, CA 90045

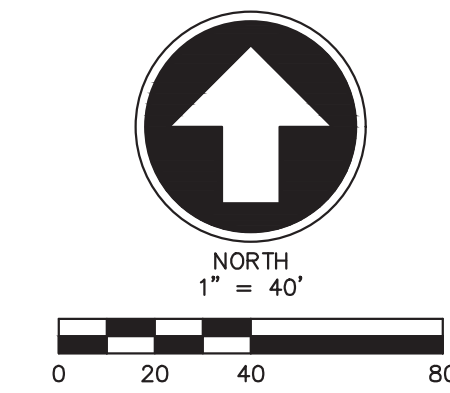
LANDSCAPE ARCHITECT:  
 CHAD D. WEINAND LANDSCAPE  
 ARCHITECTURE  
 15173 W. 157TH TERR.  
 OLATHE, KANSAS 66062  
 913.484.3738

GREENLEAF APARTMENTS  
 DEVELOPMENT PLAN  
 KANSAS CITY, JACKSON CO., MISSOURI

DRAWING INCLUDES:  
 LANDSCAPE PLAN

DESIGNED: CDW  
 DRAWN: CDW  
 PROJECT NO.: 230020  
 SHEET: LP100

1 FDP LANDSCAPE PLAN  
 1" = 50'



**LANDSCAPE PLAN NOTES:**

- Existing underground (u/g), overhead (o.h.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the contractors to verify existence and location of all utilities before starting any work.
- No substitutions for variety or cultivars shall be accepted without first obtaining written approval from Owner's Representative.
- All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified, and form per American Nursery Association Standards (z60.1).
- For trees planted in turf areas, a ring of died brown shredded hardwood mulch shall be formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk with minimum depth of 3" water settled.
- Contractor shall thoroughly water in each plant immediately following installation.
- Contractor shall be responsible for calculating all areas of sod and seed and the amounts of each needed for optimum coverage.
- Contractor shall install sod in all areas, including rights-of-ways, disturbed during construction not otherwise designated as another material. Sodded areas greater than 4:1 slope shall have sod secured in place with sod staples spaced evenly and adequately to hold sod in place. Sod shall be 90% heat tolerant turf-type tall fescue blend (3 minimum varieties) + 10% Bluegrass. Starter fertilizer with moisture management agent shall also be applied to topsoil at time of sodding.
- Proposed trees shall not be placed over existing or proposed utility service lines. It is the contractor's responsibility to understand utility locations and have them marked during tree planting operations. If utility is damaged during planting, contractor is responsible for notifying the general contractor and owner of utility and paying for repair of the damaged utility.
- No trees shall be planted within 15 feet of a street or parking lot light pole.

**KCMO LANDSCAPE CALCULATIONS:**

- SECTION 88-425-03 STREET TREES (1/30 LF FRONTAGE IN ROW OR EASEMENT):**
- WINNER ROAD (N) = 1071.24 LF / 30 = 36 TREES REQ. / 36 TREES PROVIDED
  - 11TH STREET (N) = 92.21 LF / 30 = 4 TREES REQ. / 4 TREES PROVIDED
  - 12TH STREET (S) = 1005.48 LF / 30 = 34 TREES REQ. / 1 EXISTING + 33 TREES PROVIDED
  - HARDESTY AVE (E) = 392.47 LF / 30 = 14 TREES REQ. / 2 EXISTING + 12 TREES PROVIDED
  - HARDESTY AVE (W) = 341.73 LF / 30 = 12 TREES REQ. / 1 EXISTING + 11 PROVIDED

- SECTION 88-425-08 - SCREENING OF CONTAINERS & MECH/UTILITY EQUIP:**
- PROVIDED FOR DUMPSTERS, CONTRACTOR TO ADD FOR MECH/UTILITY EQUIP AS NEEDED

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AF	38	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	2" Cal.	B&B / Cont.
	NS	15	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2" Cal.	B&B / Cont.
	QB	8	Quercus bicolor	Swamp White Oak	2" Cal.	B&B / Cont.
	UX	14	Ulmus x 'New Horizon'	New Horizon Elm	2" Cal.	B&B / Cont.
	ZS	20	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	2" Cal.	B&B / Cont.
	GG	6	Thuja x 'Green Giant'	Green Giant Arborvitae	5' Ht.	B&B / Cont.

**Chad D. Weinand, PLA, ASLA**  
 Landscape Architecture  
 15173 W. 157th Terrace, Olathe, Kansas 66062  
 913.484.3738 - cweinand74@gmail.com  
 Copyright 2023



*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

REVISIONS:	
NO.	DATE

THIS SHEET HAS BEEN E-SEAL/SEALED AND DATED ELECTRONICALLY.

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ARCHITECT:  
**Wallace**  
ARCHITECTS, L.L.C.  
COLUMBIA, MO

**GREENLEAF APARTMENTS**  
DEVELOPMENT PLAN  
KANSAS CITY, JACKSON CO., MISSOURI

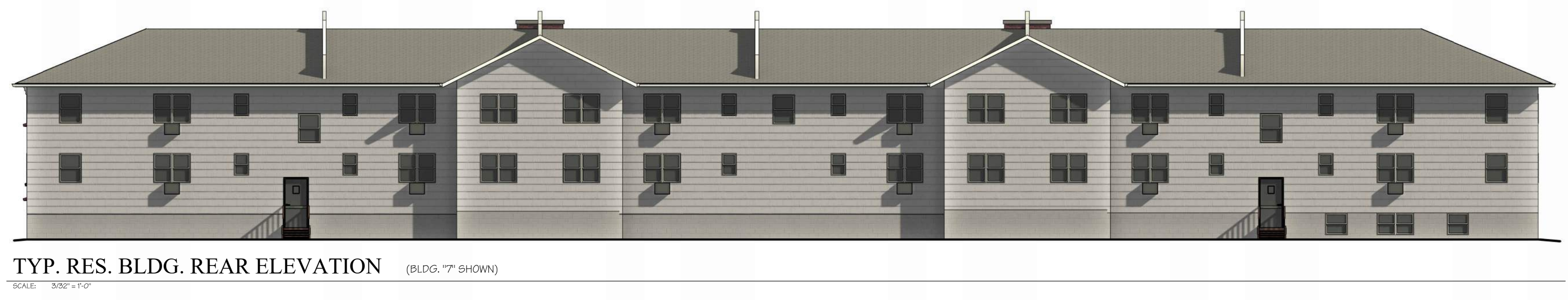
DRAWING INCLUDES:  
ARCHITECTURAL  
ELEVATION

DESIGNED: CB

DRAWN: CB

PROJECT NO.: 230020

SHEET:  
A-1





City Plan Commission  
Approved Subject to Conditions  
of Case No. 88-20A-1386 On 01-22-2023

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission



**EXHIBIT A, SECTION 88-20A-1386**